

BIG UPTOWN TRADES

Out-of-Town Property Figures in Several Transactions.

Some big upper West Side trades have been reported in the last three months. In several instances out-of-town property was taken in part payment.

Ernest C. Hine, Mayor of Montclair, N. J., recently got a plot of about fifteen Dyckman lots in an exchange for a Montclair parcel.

Jacob H. Westheimer and Augusta Herman were the principals in a \$140,000 trade, the former getting the six story apartment house at the southwest corner of 155th street and Amsterdam avenue and the latter a five story double flat-house, No. 433 Columbus avenue.

The Oakley Hall apartments in Broad-

way, opposite 124th street, also changed hands. They were bought by William H. Hall, who gave in payment the Knowlton apartment house, Nos. 623 to 627 West 155th street. The Oakley Hall apartments were valued at \$125,000 and the Knowlton at \$75,000.

The Scheer, Ginsburg Realty and Construction Company added to its holdings by the purchase of the Huntingtonfield apartment house, Nos. 615 and 617 West 113th street, the sellers getting in the trade a modern six story Cherry street flat-house.

Henry Corn and the Bendheim Construction Company were active, too, along these lines. The company gave in part payment for a vacant plot at the southwest corner of Academy street and Sherman avenue, which was owned by Mr. Corn, two five story houses in Vermorel avenue, south of Academy street. The houses were built this year.

The six story elevator apartment house known as the Joan d'Arc, at the southwest corner of 115th street and Pinehurst avenue, was sold by Jacob Hirsch to Max Silverstein, who resold the property to the Wave Improvement and Construction Company. Mr. Silverstein took in part payment Cherry street flat-houses and eight two family houses at Rockaway Park, Long Island.

Arnon Goodman disposed of the six story flat-house, with stores, at the southwest corner of 174th street and Amsterdam

RECORD 10, 18, 1900

Deputy Collector of Assessments and Arrears, Borough of Manhattan.

280 Broadway, Room H, New York

Dear Sir: The undersigned hereby requests that the following described parcels of land in the Borough of Manhattan be registered in the Division of Notification of Assessments, Bureau for the Collection of Assessments and Arrears, Department of Finance, City of New York, in the name of

Applicant's Interest in Property				Post Office Address				Yours truly,			
LOCATION				LOCATION				LOCATION			
Section	Block	Lot		Section	Block	Lot		Section	Block	Lot	

A RECORD WHICH PROTECTS PROPERTY OWNERS.

Company, which gave in exchange a block of about twenty-two lots fronting on Rock, Tiffany and Fox streets.

The Florence apartment house, at the southwest corner of 157th street and Amsterdam avenue, was sold by Harry B. Davis for the F. & P. Company. Mr. Davis took in part payment eighteen flat-houses in 44th street, near Thirteenth avenue, Borough Park, Brooklyn.

A trade involving about \$50,000 was ne-

gotiated by Edwin L. King. He sold for John Palmer the Edwin apartment house, at the northeast corner of 147th street and Broadway, to Mrs. I. Gibson, who was represented by N. A. Berwin & Co. Mrs. Gibson gave in part payment a plot in 28th street, between Fourth and Madison avenues.

GOVERNMENT LEASES BUILDING.

William Otten has leased to the United

States government for a term of ten years the building in course of construction, on a plot 50x100 feet, at Nos. 748 and 750 Manhattan avenue, Brooklyn. The building will be used as a branch post-office.

PREVOST ESTATE AUCTION SALE.

Another old estate, long held in one ownership, is to pass to small owners. The property is known as the Prevost

estate, on Boston Post Road and bounded by Pelham Bay Park, East Chester Ship Canal and the Hutchinson River, Borough of The Bronx. It is to be sold at public auction in lots and plots of varying dimensions by Joseph P. Day, on Saturday, October 26, at 2 o'clock, on the premises, under a mammoth tent.

BUY AT MOUNTAIN LAKES

Two Fine Homes Purchased at Pretty Place Last Week.

Mountain Lakes report the sale of two fine homes in the last week, one to Miss Ellen H. Coffin, of Jersey City, an eight-room house, with all conveniences, on a plot 300x150 feet, at Ogden and Condit roads, and to Charles A. Durling, of Manhattan, a commodious house, within a few hundred feet of Laurel Hill Road. Both homes command a fine view of the Mountain Lakes.

The superb views of mountains, hills, plateaus and sparkling lakes, miles of fine roads and invigorating air, freedom from mosquitoes, fogs, etc., and the ideal social conditions explain the ever increasing demand for this property. Boating, bathing, fishing, walking, riding and driving, golf and tennis are to be enjoyed at their best at Mountain Lakes, and the many social organizations makes Mountain Lakes an enjoyable place all year round.

INVESTED, \$820,767,445

Sum Is Cost of 368,227 Flat-houses Erected Since 1901.

The number of tenement houses erected in the city from January 1, 1902, the date of the organization of the Tenement House Commission, to September 1 last, together with the number of suites, is as follows:

	No. of houses.	No. of suites.
Manhattan	5,595	151,974
The Bronx	5,003	82,048
Brooklyn	14,419	164,128
Queens	5,824	18,560
Richmond	45	227
Total for city	29,886	368,227

The cost of the houses by boroughs and the grand total are as follows:

	Cost.
Manhattan	\$120,822,466
The Bronx	\$83,118,750
Brooklyn	\$180,007,290
Queens	\$24,414,505
Richmond	\$45,360
Grand total	\$320,767,445

ROOM HUNTING?

Consult the Tribune's Room and Board Register. A list of reliable rooms in New York. 320 Tribune Bldg.—Adv. round.

REAL ESTATE FOR SALE OR TO LET NEW JERSEY.

REAL ESTATE AT AUCTION.

REAL ESTATE AT AUCTION.

REAL ESTATE FOR SALE OR TO LET BOROUGH OF BROOKLYN.

REAL ESTATE FOR SALE OR TO LET LONG ISLAND.

REAL ESTATE FOR SALE OR TO LET LONG ISLAND.

REAL ESTATE FOR SALE OR TO LET NEW JERSEY.

REAL ESTATE FOR SALE OR TO LET NEW JERSEY.

A Tuxedo Park Residence

Owned by the late George Lorillard Ronalds, occupying a charming location in exclusive Tuxedo Park and known as "Ronalds Cottage," will be offered by me at Public Auction on Thursday, October 17th, at 12 o'clock noon, at the Exchange Salesroom, 14 Vesey Street, N. Y. City, by instructions from William H. Sage, Esq., Trustee.

The grounds included in this sale consist of about 2½ acres of high land with a frontage of 600 feet on Tuxedo Lake and are occupied by a 2-story stone residence containing 19 rooms, 4 baths, every modern improvement and beautifully decorated throughout. The furnishings, which are of artistic design, are not included in the sale but may be purchased separately from the trustee. There are also a spacious garage, summer house, ice-house, boat-house, garden and shade trees on the property.

Sixty-six and two-thirds per cent of the purchase price may remain on bond and mortgage for 8 or 5 years at five per cent.

TO REACH PROPERTY.—Take Erie Railroad to Tuxedo. The entrance to Tuxedo Park is right at the Station.

WILLIAM H. SAGE, Esq., Attorney and Trustee, 156 Broadway, New York City.

31 Nassau St., N. Y. City. Send for booklet.

Come Down To-day and

see the completely furnished model and make a personal inspection of the finest Residential Park in Brooklyn

Kings Cawn

25 Minutes from Park Row. Ten from the Ocean.

By the best transportation in GREATER NEW YORK The Brighton Beach Elevated and Subway Line.

Small Houses of high class construction and finish, containing every luxury and improvement that is found in the better class of apartments (at one-half the cost) and have every convenience of the city with the joys of a suburb combined.

A Place Where Life Is Worth Living. Price \$8,500 and Up. Terms to Suit. Garage Privilege with Every House.

HOW TO GET THERE. Take Brighton Beach "L" get off at Kings Highway, walk over on Avenue Q to Ocean Parkway.

We Sell to Refined People Only. Descriptive Booklet on Request.

R. C. DOGGETT, Owner and Builder, Ave. Q, B'klyn, N. Y. Phone Midwood 2103.

\$35.00 a Month BUYS A BEAUTIFUL MARLOW

One Family Brick House On Finest Street in BENSONHURST

19th St., bet. 10th and 20th Aves. B'klyn. Seven or eight rooms and bath, high class construction, finished, and every luxury found in a \$75 apartment.

APRIL 1ST STREET, WITH ALL APPOINTMENTS PAID. WERE BUILT TO SELL AT \$8,000. OUR PRICE.

\$5,000 Initial payment to suit your purse. Take West 12nd train at Brooklyn Bridge or Atlantic Ave. and get off at 79th St. station and walk two blocks east. Representative on property.

ONE AND TWO FAMILY BARGAINS. 1608 AVE. M., near Hudson R. 7; 1 family brick, bath, fireplace, \$5,000.

1728 PRESIDENT ST., near Utica, 1 family brick, semi-detached, \$6,000.

1154-56 EASTERN PARKWAY—2 story, basement, 2 fam. residences, \$10,000, \$11,500.

386 GRANT, CYPRESS HILLS—2 family detached, \$1,100.

261 BERKMAN ST.—1 fam. frame, mortgage, \$3,000.

Inspect to-day or write. Brokers Paid. GILBERT ELLIOTT, 44 Court St.

Handsome Flatbush Detached Home on most desirable location.

PROSPECT PARK SOUTH. OWNER VERY ANXIOUS TO SELL.

Corner house, 12 rooms; modern in every respect; hardwood throughout, tiled bath, electric, etc. plot 50 feet front, 24 rear, 100 deep; ample room for garage; price moderate; little money required. OWNER, 70 Westminter road.

\$3,500. FLATBUSH GEM. \$100 down, \$27 per month. 1 family cottage, 5 rooms and bath, tiled floor, hardwood trim, laundry in cellar. C. E. WILLIAMS, 1945 Flatbush Ave., B'klyn.

LONG ISLAND. ACREAGE AT A BARGAIN

107 ACRES AT OYSTER BAY

Beautifully situated on a broad plain, 150 feet above level of Oyster Bay Village, overlooking the Bay, adjoining the north end of the Village of Great Neck, 10 acres level, 25 acres rolling, 7 acres of fine old timber, 2,100 feet front on macadamized road. A grand property for an estate or subdivision. Owner wishes to close it out at a sacrifice. Land worth \$1,000 per acre, can be had for \$150 per acre on reasonable terms. Apply to WILLIAM H. MORFITT REALTY COMPANY, 183 MADISON AVENUE, NEW YORK CITY.

COUNTRY PROPERTIES.

The Lure of the Land

Thousands who are tired of the city's drudgery are turning their eyes to the great farm lands of America. Before you invest any of your money, know what you are doing. Don't spend a dollar without being fully posted. Books, maps, and comparisons that are absolutely authoritative and of incalculable value to future farmers will be furnished absolutely free.

WRITE TO LAND DEPARTMENT 71 West 23rd Street, Suite G, New York City

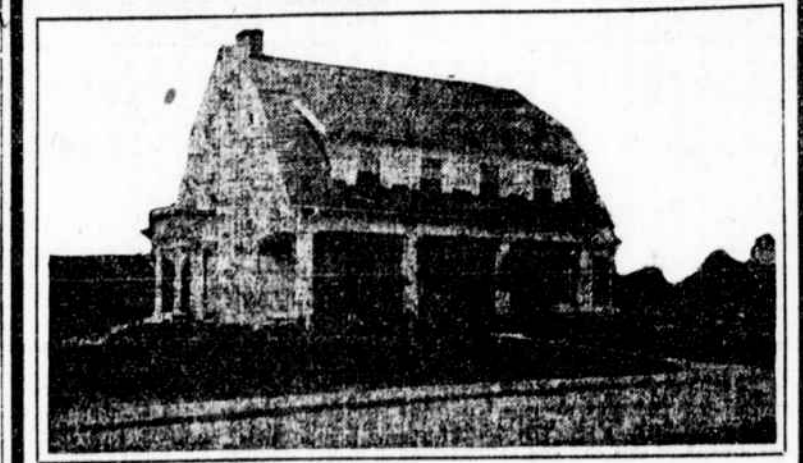
A BEAUTIFUL VINEYARD

14 acres; many varieties of grapes; on Lake Canandaigua, the most picturesque place in the state; grapehouse (two stories and cellar), wine press, trays, baskets, etc., \$2,000 to close estate. JOHN J. LENDHAM, trustee, 71 Nassau St., New York City.

CONNECTICUT. FOR SALE.—Farm in lower Berkshire; very desirable for gentleman's estate or summer boarding business. Particulars owner, Hillside Farm, Brookfield Center, Conn. N. D. 23.

ADVERTISEMENTS AND SUBSCRIPTIONS for The Tribune received at their Uptown Office, No. 1264 Broadway, between 26th and 27th sts., until 9 o'clock p. m. Advertisements received at the following branch offices at regular rates until 5 o'clock p. m. viz.: 264 8th ave., s. e. cor. 23d st.; 158 5th ave., cor. 12th st.; 104 East 14th st.; 207 West 42d st., between 7th and 8th aves.; 205 West 125th st.; 1035 3d ave.; 1708 1st ave., near 89th st.; 157 East 125th st.

SOLD



But we are constructing several more of unique design, and we invite your inspection of them. Nowhere else in the world have the hands of man and Nature been so harmoniously joined in the production of an ideal as in this woodland tract of 450 acres.

ESTATES OF GREAT NECK

GOVERNED BY HOME RULE. Being Incorporated as a Village in Itself.

30 MINUTES FROM MANHATTAN NOW. AREA ONE SQUARE MILE ON LITTLE NECK BAY OF LONG ISLAND SOUND. One hundred feet elevation above water. ONE HUNDRED ACRES OF TWO RAILROAD STATIONS. FOURTEEN MILES FROM SHORT TRIP AND SMOOTH ASPHALT ROADS FOR MOTOR CARS. SMOOTH WATER FOR MOTOR BOATS. EXPRESS SERVICE OF 25 MINUTES TO PENNA. TERMINAL IN MANHATTAN NOW. Within 6 months, 20 minutes without a stop.

Our magazine, describing the wonderful development of Long Island, also a catalogue of houses, sent free on request.

McKNIGHT REALTY COMPANY Telephone, 3620 Madison Square. 347 Fifth Avenue, New York City.

BOROUGH OF QUEENS. BOROUGH OF QUEENS.

Model Homes—Ideal Surroundings HOMES READY FOR OCCUPANCY. All conveniences at Your Command. Learn Our Usual Offer and Terms. Come Select Your Home at Queens Manor, Queens Park, Inglewood John L. Cummings, Queens, N. Y.

Forest Hills Gardens Sage Foundation Homes Company 47 West 34th St., New York City.

WISH TO SELL A VERY PRETTY 4-ROOM house; ample grounds; hedge, flowers, etc., in the neighborhood; streets kept beautiful; everything of the best and up to date; private care has been taken; 22 minutes by rail; must have \$200 cash; balance \$100 a month. CASHIER, 325 Bridge St., Brooklyn.

VIRGINIA. OLD VIRGINIA PLANTATION Colonial Mansion

BUILT BY George Washington Fourteen Miles from the City of Washington, D. C.

804 Acres, all under high cultivation. Mansion of brick, and one of the few remaining landmarks in that section. Contains all modern conveniences. Good farm buildings. Excellent water. Owner will sacrifice this property or will exchange for Manhattan income.

F. R. WOOD, W. H. DOLSON CO., Broadway and 80th Street.

Write for particulars. Jamaica Estates 1 East 40th Street Phone Murray Hill 80

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1 East 40th Street

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TO LET Large and Small IN THE TRIBUNE BUILDING

154 Nassau Street Opposite City Hall Park

The Centre of Transit for the Metropolitan District

"L" Stations

Entrance to Brooklyn Bridge

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All within a Step.

Absolutely Safe Fast-Running ELEVATORS (Plunger Type)

Electric Light and Janitor Service

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